

SCANNED

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Form 42-248/42-1409(6) Rev. 6/22

JAN 17 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 16 2025

DEPT. OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
97-7536	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: LEVI AND DENISE EDGECOMB
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): HUCKLEBERRY HEAVEN NORTH, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 11805 E SUMMIT RD SPokane WA 99217
Mailing address City State Zip
- 509-220-8558 scott.chaffin@travispattern.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: _____
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per undivided water right.
 o \$100 per split water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Scott Chaffin Member 1-3-2025
 Signature of new owner/claimant Title, if applicable Date
SCOTT A. CHAFFIN
 Print name

Signature: _____
 Signature of new owner/claimant Title, if applicable Date
 Print name

For IDWR Office Use Only:
 Received by JA Date 1/16/25 Receipt No. C119858 Receipt Amt. \$25.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒
 Name on W-9 _____ Approved by JD Processed by JD Date 1-29-2025

Refund request submitted on 1-28-2025

Instrument # 1026531
Bonner County, Sandpoint, Idaho
10/17/2023 12:22:40 PM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE AND ESCROW COMPANY
Michael W. Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy cbrannon
Index to: BILL OF SALE

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

4001200-TD
1068676-S/SD

BILL OF SALE

THIS PAGE HAS BEEN ADDED TO
ACCOMMODATE RECORDING
INFORMATION

BILL OF SALE

BE IT KNOWN, that for good and valuable consideration, and upon payment to **LEVI B. EDGECOMBE and DENISE EDGECOMBE, husband and wife** whose mailing address is 11123 148th Street E, Puyallup, WA 98374 ("Seller"), of the sum of Five Hundred Eight-Nine Thousand Dollars (\$589,000), paid by _____

Huckleberry Heaven North, LLC
99217, whose mailing address is 11805 E. Summit Rd., Spokane, WA
____ ("Buyer"), to which Seller hereby accepts as payment in full for the below-described Personal Property, Seller does hereby grant, sell, assign transfer, convey, set over and deliver the following described "Personal Property" to Buyer effective as of October 17, 2023:

All buildings, structures, improvements and fixtures of any kind which were the subject of that certain appraisal which established the above purchase price to be paid to Seller herein, and located on the following real property and on adjacent public trust land in Bonner County, Idaho, and legally described as follows:

**LOT 2, BLOCK 1, OF STATE SUBDIVISION-HESS POINT,
ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 10 OF
PLATS, PAGE 166, RECORDS OF BONNER COUNTY, IDAHO.**

whose street address is 324 N Hess Point Rd, f/k/a 310 N Hess Point Rd, Coolin, ID 83821, excluding therefrom the specifically noted personal property listed on **Schedule A**, attached hereto and incorporated herein by this reference, provided such personal property was not included in the appraisal of the Personal Property. Furthermore, all personal belongings, freestanding appliances, and non-appurtenant items which are generally understood by normal real estate practices not to be included in a sale of real property shall be excluded from this Bill of Sale provided that such personal belongings, freestanding appliances, and non-appurtenant items were not included in the appraisal of the Personal Property; and, provided further that all such personal belongings, freestanding appliances, and non-appurtenant items are removed from the described real property prior to closing. However, any personal property, personal belongings, freestanding appliances, and non-appurtenant items remaining on said real property after the date of closing shall be included herein and transferred by this Bill of Sale, even if said personal property is identified on Schedule A, including, without limitation, all remaining furniture, furnishings, equipment, supplies, tools, and any other personal belongings.

Seller hereby sells and transfers the Personal Property to Buyer "AS IS".

The Personal Property is hereby sold and transferred to Buyer and to Buyer's successors and assigns forever.

Seller covenants and warrants that Seller has paid or shall pay when due any and all taxes, levies and assessments due, owing or accruing in or for the period of Seller's ownership of the Personal Property through the date of the closing, which shall be the date set forth in the opening paragraph above.

Seller hereby authorizes First American Title Company handling the closing to fill in the Buyer's name, mailing address, purchase price, and the effective date in the opening paragraph, which shall be the date of closing.

Seller hereby covenants with and warrants to Buyer, its successors and assigns, that Seller has good and marketable title to the Personal Property, full authority to sell and transfer the Personal Property, and that the Personal Property will be sold free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.

SELLER:

Levi B. Edgcombe
LEVI B. EDGECOMBE

Date: 5/4/23

Denise Edgcombe
DENISE EDGECOMBE

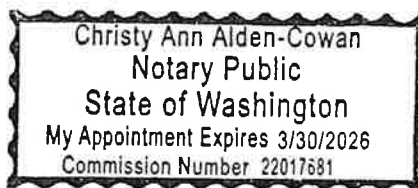
Date: 5/4/23

STATE OF Washington

County of Pierce

On this 4th day of May, 2023, before me a notary public in and for said state, personally appeared **LEVI B. EDGECOMBE**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

(seal)

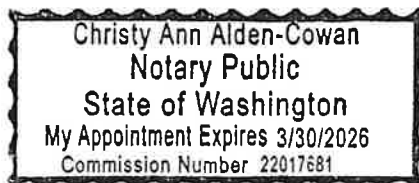


Christy Ann Alden-Cowan
Notary Public for State of: Washington
Residing at: 1216 131st St E. Tacoma, WA 98445
My Commission Expires: 3/30/2026

STATE OF Washington)
County of Pierce) ss.

On this 4th day of May, 2023, before me a notary public in and for said state, personally appeared **DENISE EDGECOMBE**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

(seal)



Christy Ann Alden-Cowan
Notary Public for State of: Washington
Residing at: 1216 131st St. E. Tacoma, WA 98445
My Commission Expires: 3/30/2026

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4001200 TD
1068676-5/SD

STATE OF IDAHO DEED

DEED NO. D14393

324 N Hess Point Rd, f/k/a 310 N Hess Point Rd, Coolin, ID 83821

THIS STATE DEED ("Deed") is made this 17 day of October, 2023, by the **STATE OF IDAHO, STATE BOARD OF LAND COMMISSIONERS**, whose mailing address is P.O. Box 83720, Boise, Idaho 83720-0050 ("**Grantor**"), and **HUCKLEBERRY HEAVEN NORTH, LLC, a Washington limited liability company**, whose mailing address is **11805 E Summit Road, Spokane, WA 99217** ("**Grantee**").

WITNESSETH: That Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, convey and release unto Grantee all of Grantor's right, title and interest in and to the following described real property, with a street address of 324 N Hess Point Rd, f/k/a 310 N Hess Point Rd, Coolin, ID 83821 (the "**Property**") situated in Bonner County, State of Idaho, to-wit:

LOT 2, BLOCK 1, OF STATE SUBDIVISION-HESS POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 10 OF PLATS, PAGE 166, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH:

1. All mineral rights pursuant to Idaho Code § 47-711(1).
2. The tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.
3. "State of Idaho Declaration of Access Easement, State Subdivision - Hess Point, No. ES100101", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865403.
4. "State of Idaho Declaration of Driveway and Utility Easement, State Subdivision - Hess Point, No. ES100070", upon the terms, condition and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865293; rerecorded as Instrument No. 865408; and clarified and corrected by Easement recorded as Instrument No. 877417.
5. The granting of an easement for ingress and egress over, across and along all existing roads as described in that certain "Amended State of Idaho Easement No. 4744", recorded in the records of Bonner County, Idaho as Instrument No. 861624, and that certain

IN WITNESS WHEREOF, the State Board of Land Commissioners has executed this instrument as set forth below.

STATE BOARD OF LAND COMMISSIONERS



President of the State Board of Land Commissioners
and Governor of the State of Idaho

Countersigned:



Secretary of the State of Idaho



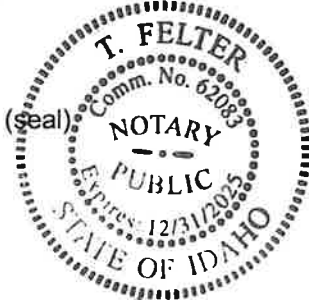
Director of the Idaho Department of Lands



STATE OF IDAHO)
)ss.
COUNTY OF ADA)

On this 18th day of September 2023, before me, a Notary Public in and for said State, personally appeared BRAD LITTLE, as the President of the State Board of Land Commissioners and Governor of the State of Idaho, that executed the within instrument, and acknowledged to me that he executed the same as said President and Governor, and that the State Board of Land Commissioners and the State of Idaho executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last above written.



Notary Public for State of Idaho
My Commission Expires:

12/31/25